

41 Tivoli Crescent

Brighton, BN1 5NB

Guide price £750,000

Guide Price £750,000 to £800,000.....Spanning an impressive 1,343 sq ft, this exquisite three-bedroom Red Brick semi-detached house in Preston Park, Brighton, boasts captivating period features, including ornate fireplaces, high ceilings, and bay windows. Stepping into the hallway, you're greeted by a 24ft dual-aspect reception room with bright interiors, a wood burner, and charming strip wood exposed floorboards. The rear unfolds into a spacious, modern kitchen/dining room—a hub for entertaining—with integrated appliances, solid wood worktops, and double doors leading to the garden.

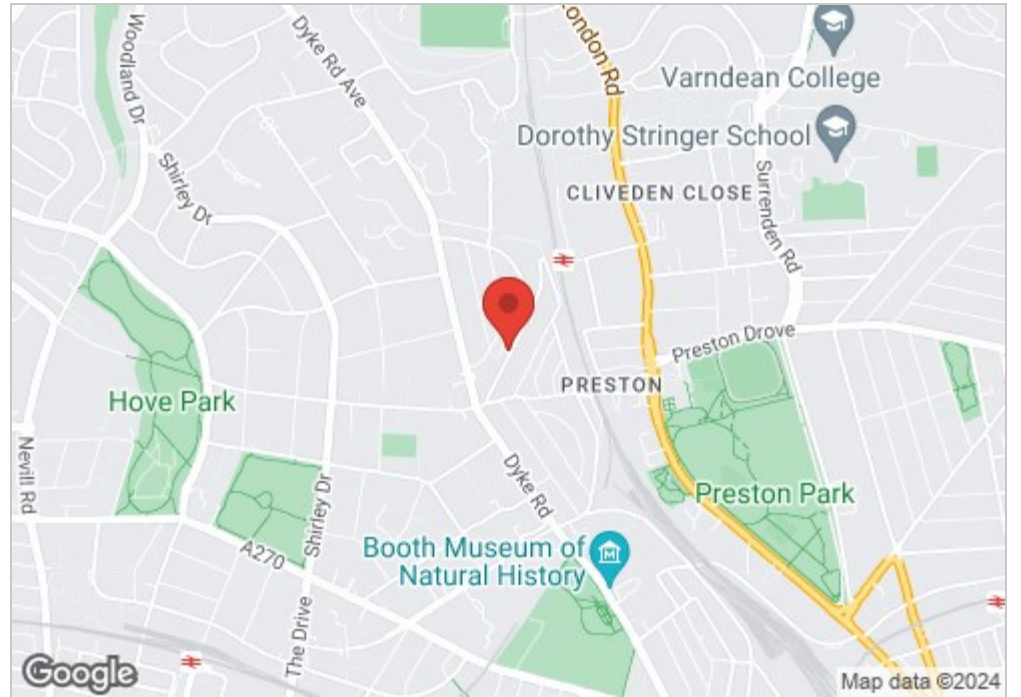
Upstairs, the master bedroom, adorned with a stunning bay window and shutters, exudes charm and spaciousness. Two additional double bedrooms, one with large sash windows and the other featuring a beautiful bay window, complement the layout. The family bathroom offers both bath and shower facilities. Outside, the two-tiered rear garden, paved with modern plant borders, provides a sun-soaked retreat—a perfect space for entertaining.

Nestled in the coveted Tivoli Crescent, on the Brighton and Hove border, this residence offers easy access to the city center, the beach, and the South Downs National Park. Its prime location ensures proximity to Preston Park and Station, creating an ideal setting for a vibrant lifestyle



- Red Brick Victorian House
- Large Dual Aspect Living Room
- Luxury Family Bathroom
- Wonderful Views
- Potential To Extend Into The Loft
- 3 Double Bedrooms
- 25'10ft Kitchen/ Dining Room
- Excellent Condition Throughout
- Short Walk To Train Station
- Period Features. Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England & Wales		EU Directive 2002/91/EC



TIVOLI CRESCENT

Approximate Gross Internal Area = 124.78 sq m / 1343.12 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
670.16 sq ft
(62.26 sq m)

FIRST FLOOR

Approximate Floor Area
672.95 sq ft
(62.52 sq m)

